

the Lessee. The improvements to be made by the Lessee, in general terms, is the renovating and remodeling of the front of the store building, including new show windows, the repainting and redecorating of the interior of said premises together with the installation of new lighting fixtures and rewiring where necessary. The Lessee shall have the privilege of rearranging the rear portion of the main street floor and also to build or install two additional fitting rooms and make other necessary and proper repairs to the interior of the leased premises. The Lessee shall not change or alter the outer walls of the building or the roof except changes that may be necessary for the remodeling and renovating of the front, including the show windows. The Lessee shall pay for all labor and materials used in connection with the work specified above and shall save the Lessors harmless on account of any and all claims for labor and materials used in the work specified above.

8. The Lessee shall pay for all water, lights, heat and other utilities consumed by the Lessee on the above premises. The Lessors shall pay all taxes and assessments against said premises and also all fire insurance premiums for insurance covering said premises.

9. The Lessors shall keep the walls and roof of said building in reasonable and proper repair during the term of this lease. The Lessee shall promptly report in writing to either one of the Lessors any leaks in the roof which may come to the knowledge of the Lessee, and the Lessors shall have a reasonable time in which to repair or stop said leaks. The Lessors shall not be liable to the Lessee for damages until after written notice to one of the Lessors and a reasonable time within which to effect repairs. The Lessors or their representatives or agents shall have the right to enter said premises at reasonable hours from time to time for the purpose of inspecting said premises or for the purpose of showing said premises to any prospective purchasers.